

Developers
PREET REALTY

Tiara, Nr. Vicenza Highland,
Off Gotri-Sevasi Main Road, Khanpur,
Vadodara - 391101.

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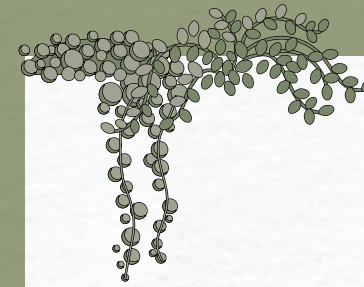
Architect :



Structure:

Vyom Consultants

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T I A R A

4B2HK APARTMENTS &
5B2HK DUPLEX PENTHOUSE



Design by Meraki +91 992529 4477

THE JUXTAPOSITION OF GRANDEUR AND WARMTH



WHERE BEAUTY AND SERENITY CONVERGE -

WELCOME TO

NATURE'S GATEWAY!

ARCHITECT'S NOTES

A single unit apartment in neat and bold architectural language, Tiara is designed for high-end yet simple living for urbane families. The entry to the main campus on the ground floor is designed for a grand clutter-free ambiance with a double-level basement parking. Offering a mix of single-level and double-level apartments, each unit gets a two-side open façade for smooth ventilation; whereas the solids cut-off the harsh sunlight. The rejuvenation areas designed on the ground floor and terrace would let the residents experience an uninterrupted leisure-time for an uplifted everyday lifestyle within the residential campus.

LANDMARKS IN THE VICINITY



Shopping Mall
1 Km



Restaurant
2.2 Km



Hospital
2.9 Km



Medical College
4.2 Km



Restaurant
1 Km



Bank
1.3 Km



International School
2.5 Km



LIVE IN HARMONY
WITH OTHERS AND
NATURE





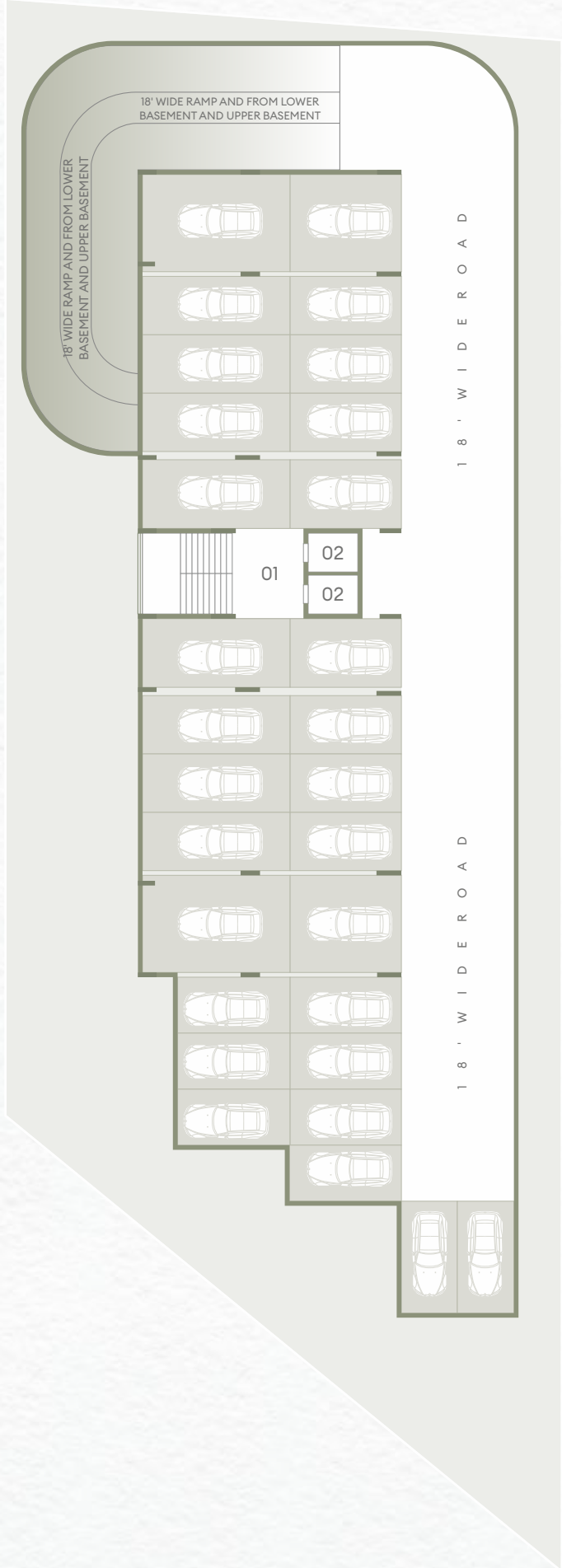
FIND PEACE WITHIN;
IT'S THE KEY TO SERENITY

Home is a haven that shelters you from life's storms and celebrates your triumphs. It is a place where you can lay down your burdens and find the strength to face the world again.

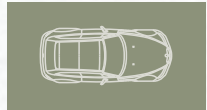
LIVE WITH
GRATITUDE
IN YOUR
HEART



LOWER BASEMENT

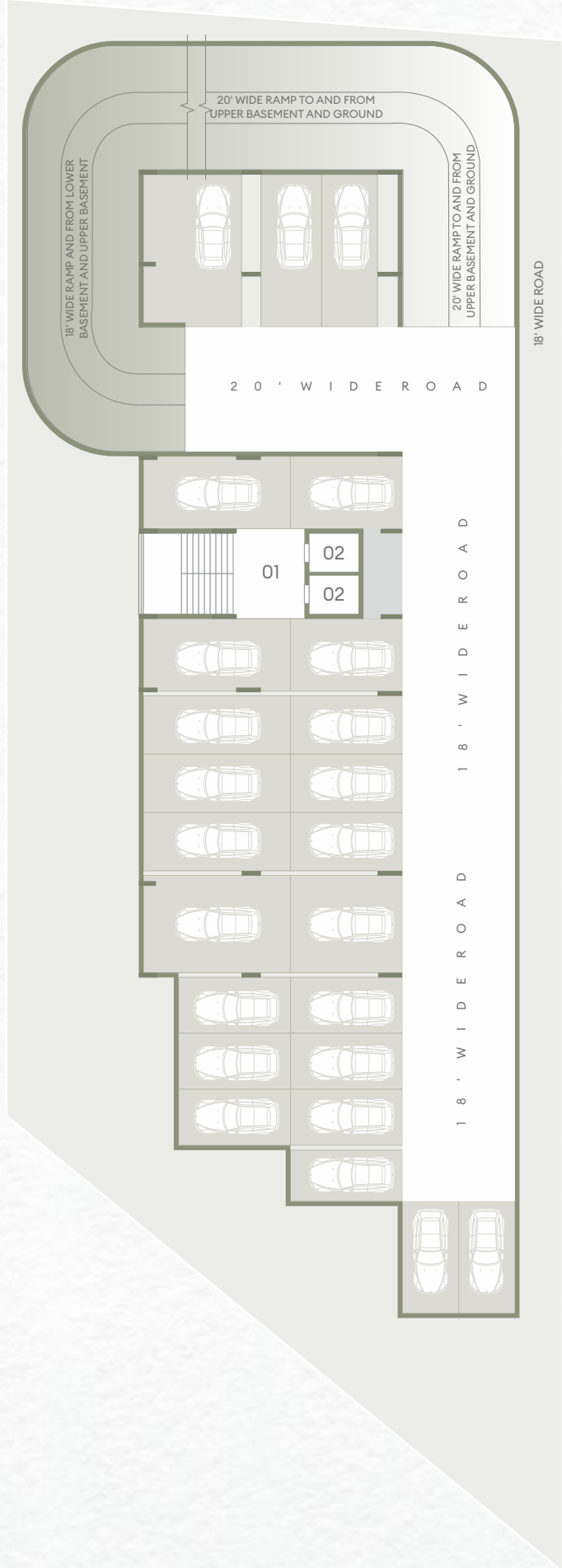


01	Passage	11'6" x 13'0"
02	Lift	8'0" x 6'3"

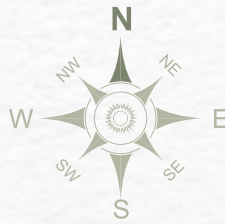


PARKING 53

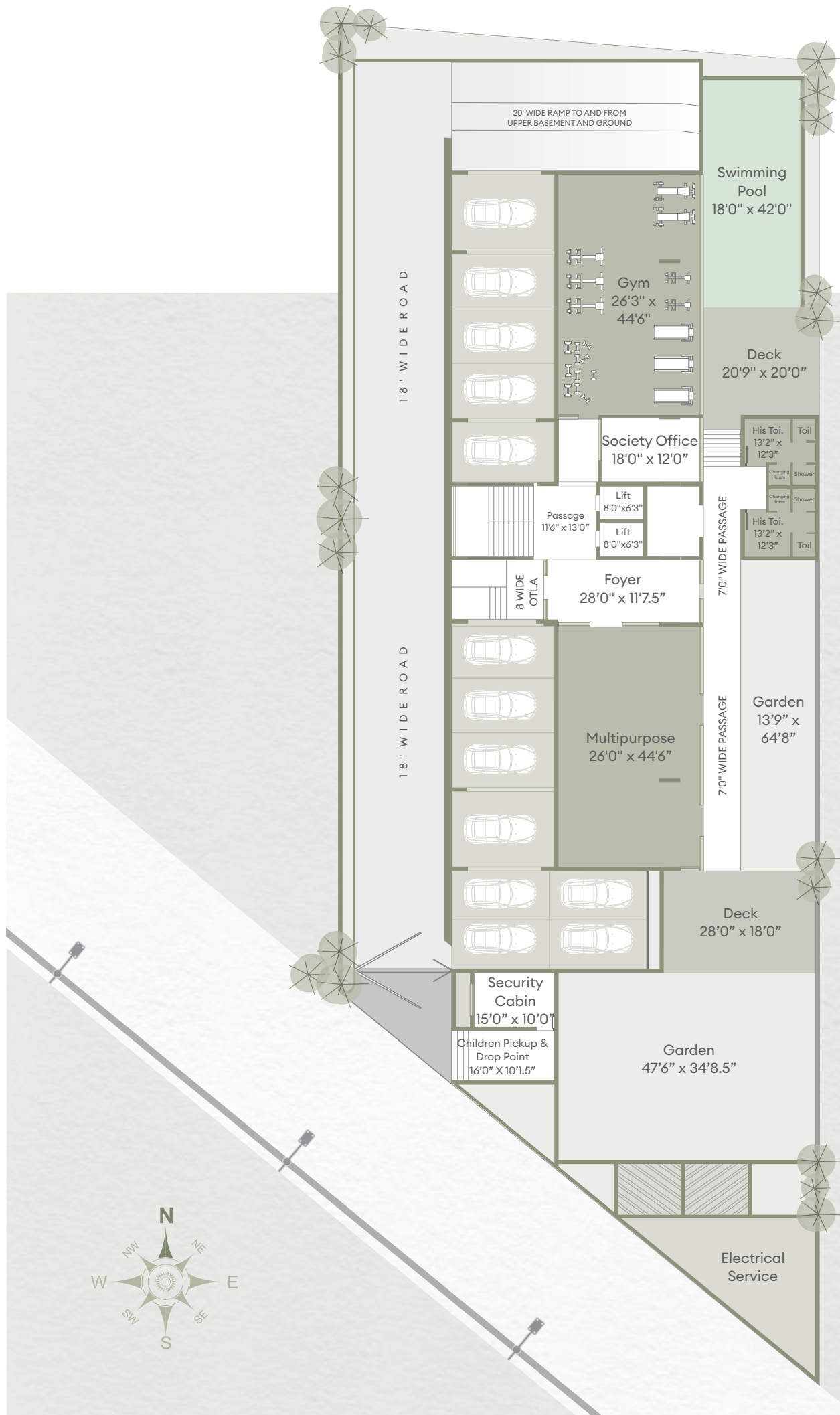
UPPER BASEMENT



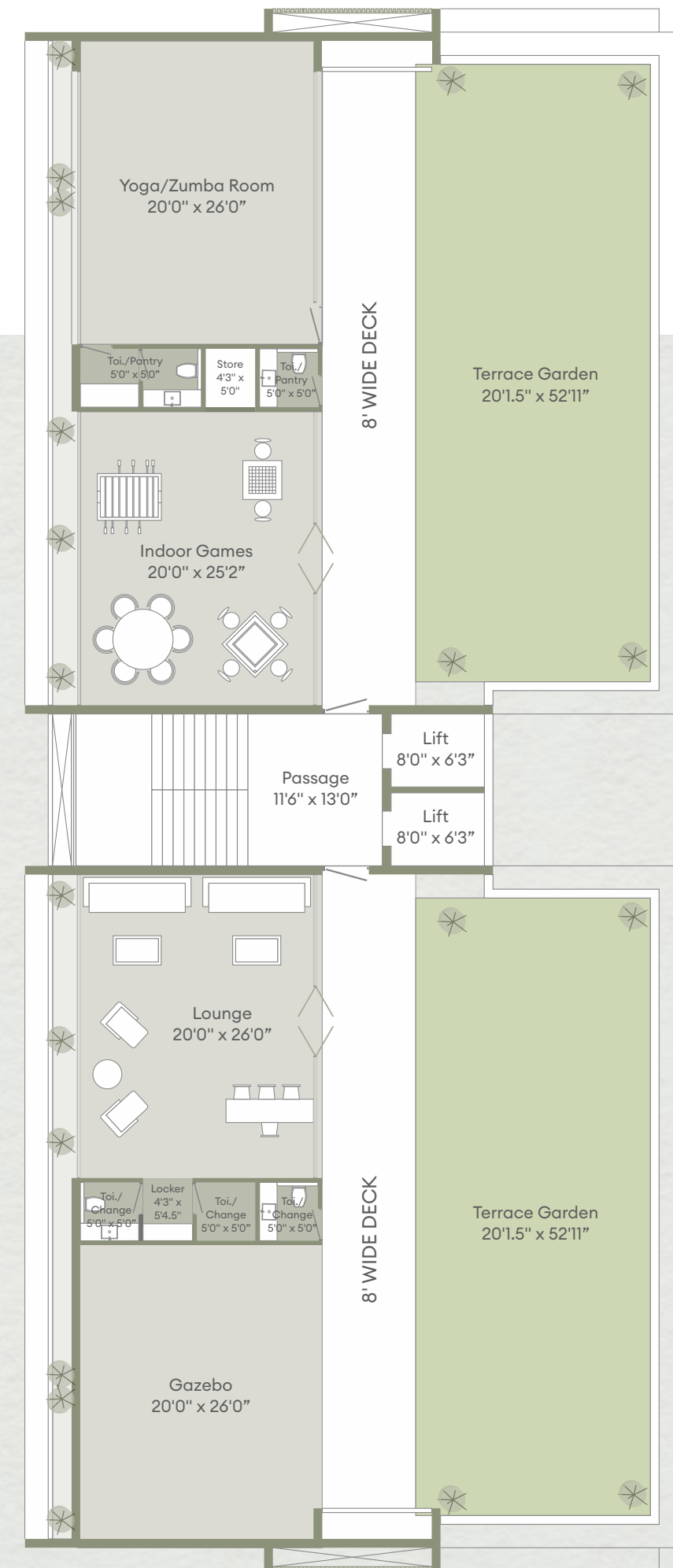
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GROUND FLOOR
LAYOUT PLAN



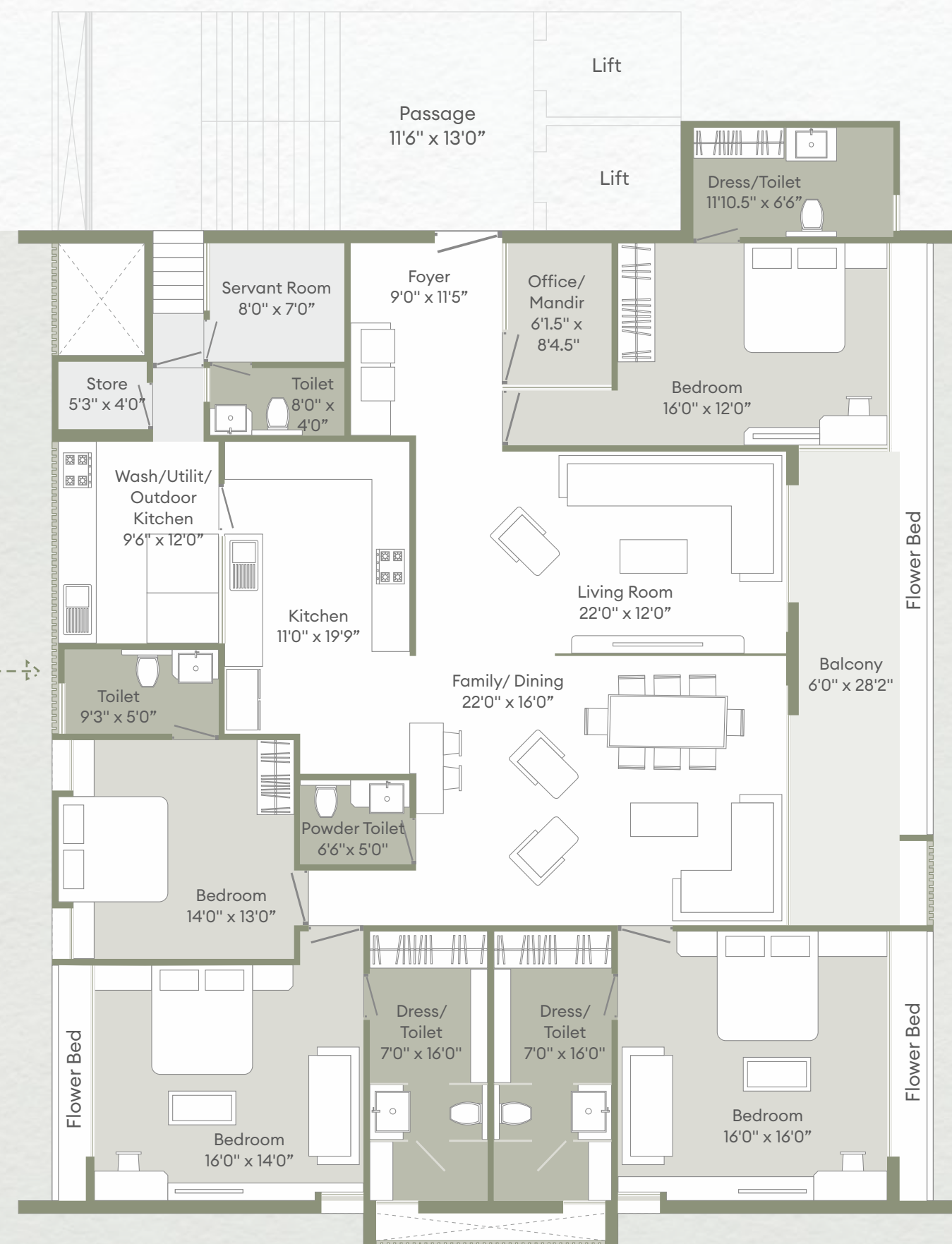
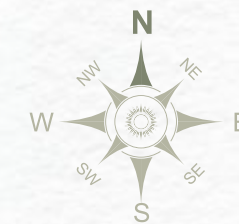
TERRACE (CLUB)
14TH FLOOR



TYPICAL
LAYOUT PLAN

1ST TO
7TH FLOOR

UNIT : C.A.: 3019.66 SQ.FT



LOWER PENTHOUSE

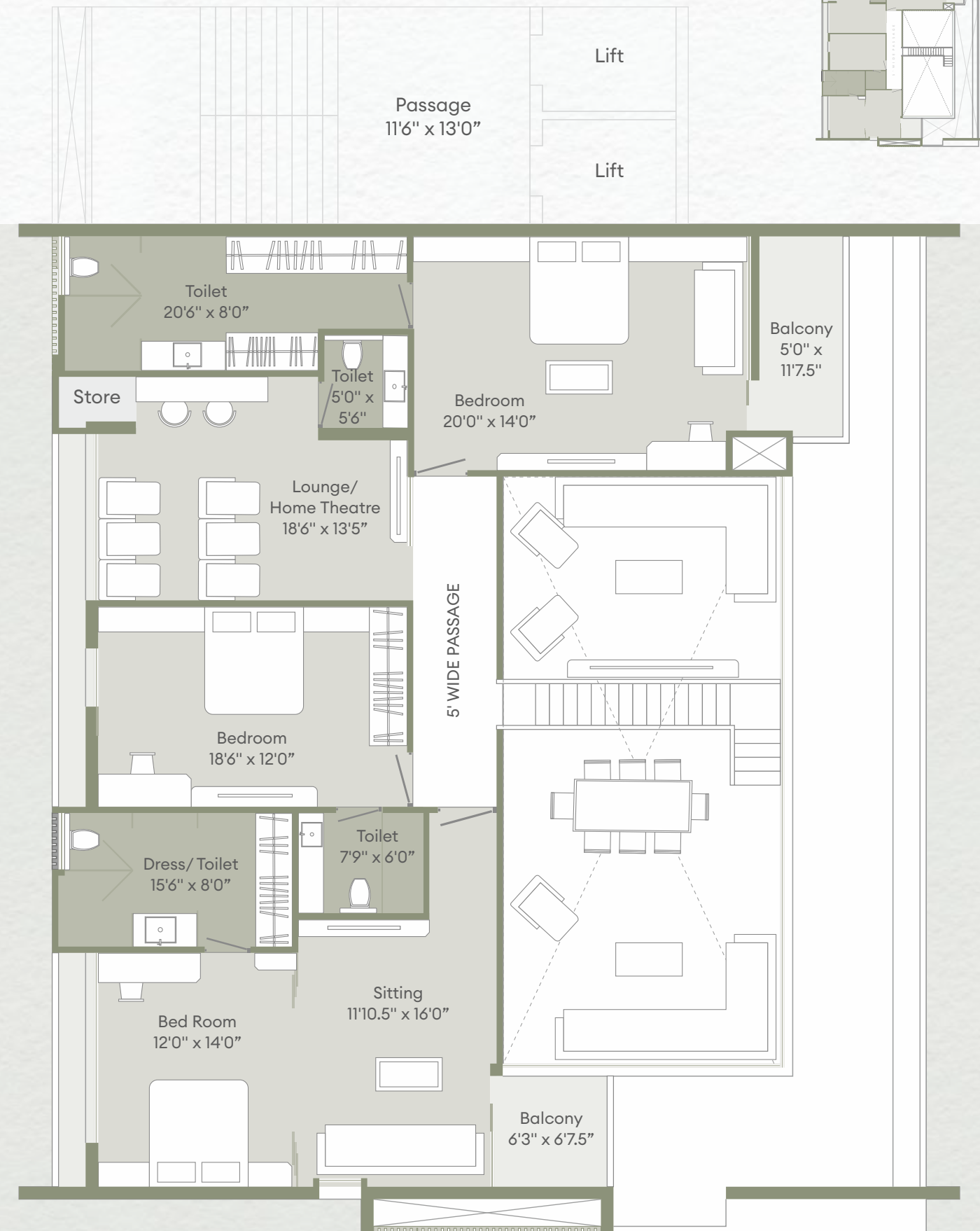
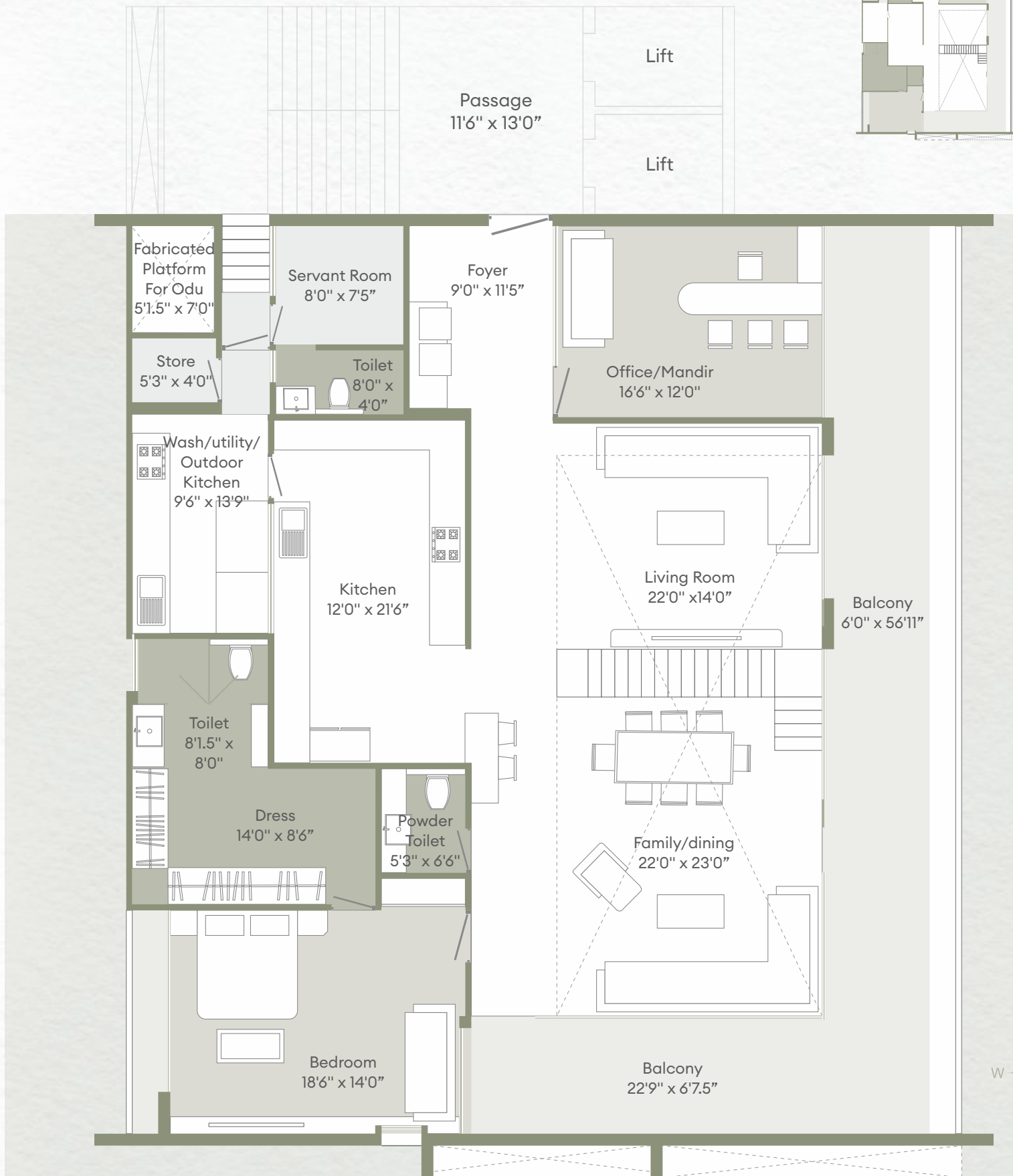
8TH, 10TH, 12TH FLOOR

UNIT : C.A.: 2954 SQ.FT.

UPPER PENTHOUSE

9TH, 11TH, 13TH FLOOR

UNIT : C.A.: 1784.47 SQ.FT.



FRONT-ROW
SEAT TO
LIFE'S GRAND
SHOW





BE THE CHANGE, LIVE THE LIFESTYLE

The lifestyle you choose is not about material possessions but about the experiences that shape you, the memories that leave an everlasting imprint on your heart.



AMENITIES & SERVICES

- Landscape Garden with Sitout
- Swimming Pool with Changing Room
- Indoor Game
- Multipurpose Hall
- Garden
- Gymnasium
- Open Terrace Garden with Gazebo
- Outdoor Gatherings
- Yoga/Zumba Room

- Indoor Game Area with Table Tennis, Pool, Carrom, Chess
- Power Backup for Common Areas and Lifts
- Alloted 3-Car Parks for Apartments
- Alloted 4-Car Parks for Penthouse
- Society/Manager Office
- Terrace Lounge for Party/Get to gathers
- Designer Entrance Gate with Security Cabin
- CCTV Surveillance for Common Areas
- Fiber Optical Internet Provision
- Common EV Charging Points
- Rainwater Harvesting

VALUE ADDITIONS





SWIM, RELAX, REPEAT!

Imagine stepping into a realm of pure aquatic delight, where the sun-kissed waters beckon you to dive in and leave the world behind. This is no ordinary swimming pool; it's a haven of relaxation and rejuvenation.




INDULGE IN
NATURE'S GRANDEUR

Welcome to our lavish garden, a haven of beauty and serenity that awaits your arrival. As you step through the ornate wrought iron gate, you'll be immediately greeted by a symphony of colors and scents that dance in the air.



CONNECT,
COLLABORATE,
AND CREATE



CHERISH LIFE'S MOMENTS

SPECIFICATIONS

FLOORING

- Italian finish vitrified slab flooring all over.

KITCHEN

- Natural/Artificial Quartz Stone platform with premium quality sink of Nirali or equivalent brand.
- Designer Ceramic Tiles above kitchen till lintel level

SANITARY FIXTURES

- Premium Range fixtures from American Standard / Kohler / Roca / Grohe / Hansgrohe or Equivalent

WASHROOMS

- Full Height Designer Ceramic Tiles in all Bathrooms. Natural/Artificial Premium Counter for Basins

ELECTRIFICATION

- Electrification Concealed ISI mark copper wiring with sufficient points and suitable MCBs.
- Premium Modular Switches of Legrand/Norysis, Red card or Equivalent and provision for telephone, TV cable, Internet, Inverter ready wiring etc.

WALL FINISH

- Internal Mala Plaster with Putty / Primer Finish.

As per Architect's approved elevation, water resistant exterior paint on the exterior wall

DOORS & WINDOWS

- Main Door: High Quality Wooden Frame Door with Veneer Paneling.
- Internal Doors: Stone Frame with Veneer / Laminated Flush Doors
- Window Shutters: Prefabricated anodised UPVC / Heavy Aluminium Section sliding shutters with High Quality Toughened/DGU Glass.

STRUCTURE

- RCC frame structure with masonry partition. High quality masonry using high strength blocks or bricks with high grade plastering mixed with water proofing for external walls. High quality block masonry with plaster for internal walls.

PLUMBING

- Concealed internal hot and cold plumbing. Centralized hot water system provision in each apartment.

ELEVATORS

- High speed lifts with ARD and automatic doors of KONE / SCHINDLER or equivalent make.

UTILITIES & SERVICES

- Generator shall be provided for power backup for common areas.

AIR-CONDITIONING

- All Bedrooms/Living/Dining Area will have provision for Split Air-Conditioning with Designated Areas for ODUs.



PAYMENT MODE

• Token Amount	10%	• 10th Floor Slab	5%
• At the time of Agreement to sale 30 Days from Booking	10%	• 12th Floor Slab	5%
• Foundation & 1st Basement Slab	10%	• 13th Floor Slab	5%
• Plinth Level & Ground Floor Slab	10%	• Internal Walls & Flooring	5%
• 2nd Floor Slab	10%	• Doors & Windows installation	5%
• 4th Floor Slab	5%	• Electric & Plumbing work	5%
• 6th Floor Slab	5%	• At the time of Sale Deed	5%
• 8th Floor Slab	5%		

DISCLAIMER: The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. • If any new taxes applicable by Central or State Government in future it will be borne by the customer. • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • MGVCL meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount. • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The Developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • Right of any changes in dimension, design and Layout, specification, elevation will be reserved with the developers. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Continuous default in payment lead to cancellation of property. • Development charges Extra.